RAJYA SABHA

Friday, the 8th May, 1987|18 *Vaisakha,* 1909 (*Saka*)

The House met at eleven of the clock, **Mr. Chairman** in the Chair.

ORAL ANSWERS TO THE QUESTIONS

Renting out houses to foreigners in Delhi

*321. SHRI SHANKARRAO NARAYANRAO DESHMUKH: Will the Minister of URBAN DEVELOPMENT be pleased to state:

(a) whether it is a fact that foreigners are preferred while renting out houses in Delhi resulting in escalation of rents;

(b) if so, whether Government propose to consider the feasibility of renting out of housing to foreigners through their own agency; and

(c) if not, what are the reasons therefor?

THE MINISTER OF URBAN DEVELOPMENT (SHRIMATI MOHSINA KIDWAI): (a) No such survey to ascertain the preferences of house-owners in Delhi regarding their prospective tenants while letting out their houses has been carried out.

(b) and (c) Do not arise.

SHRI SHANKARRAO NARAYANRAO DESHMUKH: Are there are any guidelines issued by the concerned department?

SHRIMATI MOHSINA KIDWAI: Sir, how can we issue any guidelines for the private landlords to give their houses or not to give their houses to the foreigners.

SHRI SHANKARRAO NARAYANRAO DESHMUKH: There is the agency of the Embassy and as such are any instructions issued to the Embassies regarding this? This question is in regard to the foreigners.

MR. CHAIRMAN: How can they give insructions in regard to private housing? Anyway, the Minister will reply if she wants to say anything.

SHRIMATI MOHSINA KIDWAI: From our side we are not giving any houses to foreigners; it is for the landlords.

SHRI VISHWA BANDHU GUPTA: I would like to ask whether the giving of these houses to the foreigners has also a better maintenance, a better standard of some of the houses. If so, has she any information in this respect, because a higher rent to the landlord also may help a slightly better standard?

MR. CHAIRMAN: How can she answer this question?

SHRI NIRMAL CHATTERJEE: Sir, certainly no guidelines can be given to private owners. But perhaps something can be done with the foreigners themselves. Secondly, foreigners are given houses because they pay a higher rent for it. I want to know whether you are in touch with the Revenue Inelligence Department to find out whether such landlords are in the list of income-tax payers.

MR. CHAIRMAN: The Minister has no information.

SHRI NIRMAL CHATTERJEE: Are you in to find out whether such landlords are in the income-tax net?

MR. CHAIRMAN: She will pass on the information to the Income-tax Department.

SHRI N. K. P. SALVE: The hon. Minister is absolutely right that she cannot come in between them. But, Sir, does she accept that this is creating a serious problem for the people in getting rented accommodation at reasonable rents? Then the main people who are culpable and guilty are the Embassy staff and the Embassies.

Surely the Government can have some sort of liasion with the Embassies. When the Embassies go in for hiring houses, they can provide them through the External Affairs Ministry and the Works and Housing Ministry. Otherwise the poor people of the middle class in Delhi would be left to the wolves. Absolutely Property owners are wolves. And they are fed by the Embassies.

SHRIMATI MOHSINA KIDWAI: Sir, I think it is not a very big problem before us, because a very limited number of people take houses of private owners for their staff. We are giving land to the Embassies and they are constructing. There are very few colonies in which they live. It is not a vast question.

SHRI DHARAM CHANDER PRASHANT: Sir, I want to ask the hon. Minister whether it has come to her notice that the landlords when questioned why they are renting houses to foreigners say that foreigners pay the rent in time, they pay higher rent and that is easy to get of you are putting questions totally irrelenotice?

MR. CHAIRMAN: Next Question. All of you are putting questions totally irrelevant to the subject.

*322. [*The questioner (Shri V. Narayanasamy) was absent. For answer,* vide *col.* 37.....infra]

Clearance of Narmada Sagar and Sardar Sarovar Projects

@*323. SHRI AJIT P. K. JOGI: Will the Minister of WATER RESOURCES be pleased to state:

(a) whether it is a fact that the Narmada Sagar and Sardar Sarovar Projects of Madhya Pradesh and Gujarat have been finally cleared;

(b) If so, what measures are being taken to ensure that about 1.7 lakh people displaced by the Narmada Sagar and 66,000 people displaced by the Sardar Sarovar are properly rehabilitated; and

(c) what are the powers of the River Valley Authority constituted to oversee the environmental safeguards and tribal rehabilitaion vis-a-vis State Government and whether this authority will have over riding powers to ensure that cultural degradation of these tribals and local villagers does not take place after their displacement?

THE MINISTER OF WATER RESOURCES (SHRI B. SHANKARANAND): (a) It has been agreed to clear the projects.

(b) Various rehabilitation programmes are proposed to be taken up in phases.

(c) The proposed river valley authority while taking all steps for integrated development of Narmada Basin will have adequate powers to oversee the environmental safeguards and rehabilitation of the oustees.

SHRI NIRMAL CHATTERJEE: Sir, the Minister need not be louder. But let him be distinct.

MR. CHAIRMAN: I will ask him to be both. You are requested to be both loud and distinct. Yes, Mr. Jogi.

श्री अजीत जोगी : सभापति महोदय, नर्मदा सागर और सरदार सरोवर परियोजनाओं के कारण 1.7 लाख लोग डूब में आ रहे हैं मध्य प्रदेश के जब कि इन दोनों योजनाओं का लाभ ज्यादातर गुजरात को मिलेगा । तो मैं यह जानना चाहता हूं कि इनके पुनर्वास को जो व्यवस्था की जा रही है उसमें क्या कमांड एरिया जो गुजरात में आता है वहां जमीन को लैंड एक्विजिशन एक्ट के अन्तर्गत अधिगृहीत किया जायेगा और अधिगृहीत करने के बाद ऐसे लोग जो मध्य प्रदेश के डूब में आ रहे हैं उनको वह जमीन लगभग उसी कीमत पर दी जायेगी जिस कीमत पर उनकी जमीन ली जा रही है ? दूसरे. .

MR. CHAIRMAN: You have got a second supplementary. You stop now.

@Previously Starred Question 183, transferred from the 28th April, 1987.